


Subject: [FWD: Metro Joint Development Quarterly Newsletter: January 2017]
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Date: 01/12/2017 10:54 AM
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Not sure if you get this, but it has info on Metro's NoHo development and where it's at.

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----- Original Message -----

Subject: Metro Joint Development Quarterly Newsletter: January 2017
From: "Metro Joint Development" <jointdevelopment@metro.net>
Date: Thu, January 12, 2017 10:47 am
To: aaron@urbanplaceconsulting.com

 Joint Development - Crenshaw/LAX

Joint Development

January 2017

Happy New Year from the Metro Joint Development Team! We hope you had a safe, happy and healthy holiday season.

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So Many RFPs, So Little Time!

We are kicking off 2017 with a lot of activity – **expect 4 Request for Proposals (RFPs) to be released for Metro Joint Development sites by April 2017.**

- **January 2017:** Metro, in partnership with the County of Los Angeles, released RFPs to solicit development proposals on Metro- and County-owned land around the future Expo/Crenshaw and Fairview Heights Stations along the Metro Crenshaw/LAX Transit Corridor. Proposals will be due in April with recommendations for selection of developers expected to be considered by the Metro Board of Directors and County Board of Supervisors in late summer 2017. To download the RFP packages, visit [Metro's Vendor Portal](#).
- **February 2017:** The Metro Board will consider the Development Guidelines for the Mariachi Plaza Station at the January 26th Board meeting. If the Board approves the Guidelines, an RFP for development of the site will be released in February.
- **March 2017:** The Metro Board will consider the Development Guidelines for the Metro-owned property at Cesar E. Chavez and Fickett Avenue at the February 23rd Board meeting. If the Board approves the Guidelines, an RFP for development of the site will be released in March.

To receive notice when Metro JD RFPs are released, [join the Developer Mailing List](#).

LA City Housing and Community Investment Department: Apart from Metro's JD RFPs, the City of Los Angeles' Housing and Community Investment Department (HCID) released a Request for Proposals for the disposition of city-owned properties on January 10th. The goal of the RFP is to transfer occupied residential properties owned and controlled by the City to qualified, mission driven affordable housing providers. All interested and qualified affordable housing providers/developers must be registered on the [Los Angeles Business Assistance Virtual Network](#) to view and download the RFP.

Spotlight on Upcoming Funding Opportunity and New Program in Development: The Transit Oriented Development (TOD) Planning Grant

The TOD Planning Grant Program is designed to spur the adoption of local transit-supportive land use and urban planning regulations in Los Angeles County. Since the Program first launched in 2011, Metro has released four rounds of funding, providing over \$21 million in grants for 35 projects.

Staff expects to bring the Round 5 Guidelines to the Metro Board in March 2016 and offer \$3.1 million in funding. Round 5 will include Metro's Transit Supportive Planning Toolkit and a pilot funding program, the Transit Oriented Communities (TOC) Tax Increment Financing (TIF) Pilot Program. The TOC TIF Pilot is a partnership between Metro, the Southern California Association of Governments (SCAG) and the LA County CEO's office, and will provide funding for preliminary feasibility studies and community engagement around the potential to form TIF districts (primarily the new Enhanced Infrastructure Financing District (EIFD) and Community Revitalization and Investment Authority (CRIA) programs).

Metro and SCAG will be offering workshops and technical assistance for interested applicants.

Stay tuned for more details on the TOC TIF Pilot and Round 5 of the TOD Planning Grant Program. Join

our list by contacting Desiree Portillo-Rabinov at PortilloRabinovD@metro.net.

Summary of Project Activity: October - December 2016

Crenshaw/LAX:

- *Request for Proposals:* In December 2016, the County Board of Supervisors took action paving the way for issuance of RFPs for Metro- and County-owned properties at the Expo/Crenshaw and Fairview Heights Station. The RFPs were subsequently released on January 10, 2017 and are available for download.

Boyle Heights:

- *Cesar Chavez/Fickett and Mariachi Plaza Development Guidelines:* Following a robust, year-long outreach process, Metro and the Boyle Heights community developed and finalized Development Guidelines for both Mariachi Plaza Station and the Metro-owned site at Cesar E. Chavez and Fickett Avenues. The Guidelines are a visioning document that reflect the community's goals, desired elements, function and use of the sites. The Mariachi Plaza Development Guidelines were approved by Boyle Heights Neighborhood Council (BHNC) and the Boyle Heights Design Review Advisory Committee (DRAC) in fall/winter 2016, and will go before the Metro Board at the January 26th Board Meeting. The Cesar Chavez/Fickett Development Guidelines were approved by the DRAC in December 2016 and will go before the BHNC at their January Board Meeting. Following that, they will go to the Metro Board for approval at the February 23rd Board Meeting. If the Board approves the Development Guidelines, RFPs for development of each site will be released shortly thereafter.
- *1st and Boyle - Santa Cecilia Apartments:* Construction on the 80-unit affordable housing development continued through the end of 2016 and is scheduled for completion and occupancy this quarter. This project offers units affordable to households earning between 30% and 60% of area median income. Developer McCormack Baron Salazar is now processing housing applications via lottery process from a pool of over 2,000 applications received by the June 24, 2016, deadline. The application process follows a targeted marketing campaign in the area community, in the late spring and early summer of 2016, to solicit applications from qualifying families in the area. McCormack Baron Salazar and its affiliated property management company, McCormack Baron Management, plan to occupy the project's approximately 4,000 sq. ft. of ground floor commercial space as their Los Angeles office.

North Hollywood:

In June 2016, Metro entered into a Short Term Exclusive Negotiation Agreement and Planning Document ("Short Term ENA") with a developer team comprised of the Trammell Crow Company and Greenland USA ("Developer"). The Short Term ENA has provided time for Metro and the Developer to evaluate evolving transit infrastructure requirements, refine the project site plan and evaluate financing opportunities in greater depth. This work builds on the "Guide for Development of Metro-owned Properties at North Hollywood" adopted by the Board in December 2015.

In February 2017, Metro staff will be seeking authority from the Metro Board of Directors to extend the Short Term ENA to allow time for the Developer to complete this preliminary site planning work and to gather more community feedback regarding the proposed development. Expect to see the revised proposal in the Spring as we gear up to re-engage with community stakeholders on this exciting project.

Division 6:

In late 2015, Metro stopped operating buses out of the Metro Division 6 bus maintenance facility at Pacific and Main in Venice. The Metro Board of Directors, through a motion by Directors Bonin and Kuehl, designated the land to be developed consistent with the agency's Joint Development Policy.

Before the Joint Development Process begins, Metro will complete environmental remediation on the site. Metro contractors have been on site removing the yard's underground storage tanks and completing soil testing on the site. Next, a remediation report must go to the Los Angeles Regional Water Quality Control Board for review. Once we have further direction from the Water Board, Metro Joint Development staff will provide an update to community stakeholders about the Joint Development timeline.

In the meantime, Metro continues to support the collaboration between the Venice Chamber of Commerce, the National Veterans Foundation, and Director Bonin's office to ensure that the POW/MIA memorial wall, which runs along the Pacific Avenue frontage of the Division 6 property and was recently damaged by graffiti, is restored and digitally archived to ensure its long-term durability. The Chamber and the Veteran's Foundation are accepting donations to support this effort.

Hollywood and Western:

Thai Community Development Corporation (CDC) has entered into a lease with McCormack Baron Salazar (MBS) to open Thai-Town Marketplace, a small business generator for twelve restaurant food vendors with outdoor seating at the Hollywood/Western station. Thai CDC received a federal grant administered through the City of Los Angeles to fund tenant improvements at this Joint Development site. Metro and McCormack Baron Salazar executed a license that allows for the outdoor seating area. A groundbreaking event was held on September 22 and Thai CDC anticipates the venue to open in Spring 2017.

Taylor Yard:

Site work continues on the latest development in Metro's 17-plus acre Taylor Yard community in Cypress Park. This project, being constructed by L.A. Urban Homes, will offer 54 market rate condominiums, with the first phase scheduled for move-in in late 2017. The new condominium development will add to the growing Taylor Yard community, which currently boasts 41 condominiums constructed by L.A. Urban Homes and 155 affordable apartments built and operated by McCormack Baron Salazar. This quarter, McCormack Baron Salazar will add another 108 units of senior housing and 8,300 square feet of commercial space when their Taylor Yard Senior Housing project is complete. Metro bus service is as

close as San Fernando Road, which abuts the Taylor Yard community, and the Lincoln/Cypress Metro Gold Line station is only 1.2 miles to the southeast.

Sepulveda Station:

The Los Angeles Department of City Planning is working on a Community Plan Update, which includes the area surrounding the Sepulveda Station. Metro's Joint Development Team is postponing any joint development activity until this planning process is further along and City and stakeholders' vision for future site uses have been generated.

MATCH Loan Program and Small Business Loan Program:

In August 2016, the Metro Board approved formation of two Metro TOC Loan Programs, the Metro Affordable Transit Connected Housing (Metro MATCH) Loan Program and the TOC Small Business Loan Program. The Metro Board committed \$9 million dollars for investment in an approximately \$75 million fund to preserve and develop affordable housing near transit (Metro MATCH), and \$1 million to invest in a \$1 million fund to enable small business tenants to occupy vacant ground floor retail space near transit (TOC Small Business Loan Program). Both funds will be launched later this year.

Upcoming Project Activity: January - March 2017

As noted above, the JD team will release 4 RFPs in the next quarter and will launch Round 5 of the TOD Planning Grant and the TOC TIF Pilot Program. Other key project activity will include:

- **North Hollywood:** Extension of Short Term ENA and beginning of outreach on the site planning and potential transit infrastructure program for the future development of the site.
- **Division 6:** Results of Environmental testing will determine timeline for JD activities.
- **Boyle Heights:** The Santa Cecilia Apartments project at 1st and Boyle is scheduled for completion. This development will provide 80 units of affordable housing to households earning between 30% and 60% of area median income and approximately 4,000 square feet of commercial space that will be used as the developer's Los Angeles office.
- **Taylor Yard:** The mixed-use Taylor Yard Senior Housing project is scheduled for completion. This project will add 108 units of senior housing and 8,300 square feet of commercial space to Metro's 17-plus acre Taylor Yard community in Cypress Park.

Manage the information you receive from Metro's Joint Development Team

If you're receiving this, it means you showed interest in Metro's JD Program by attending a past community meeting, contacting one of our staff, or signing up to receive emails through our website. You can


customize the information you receive by letting us know specific projects or geographic areas you are interested in or if you would like to receive notice of solicitation opportunities.

- If you would like to receive regular updates beyond this newsletter, [sign up to receive updates on outreach efforts and active projects within a specific geographic region.](#)
- If you are a developer interested in pursuing joint development on Metro-owned properties, [sign up to receive notices about our upcoming opportunity sites.](#)
- If you would like to unsubscribe from these quarterly newsletters, please click unsubscribe below. You will be unsubscribed from all notices from the Joint Development Program.

Contacting Us

For questions about Metro's Joint Development Program, please contact jointdevelopment@metro.net. If you'd like to identify the contact person for a specific project, that information is available on our [interactive project map](#).

The Metro Joint Development Team

 Metro (LACMTA)

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